# HOUSING NOW

## Edmonton CMA

Canada Mortgage and Housing Corporation

Date Released: May 2009

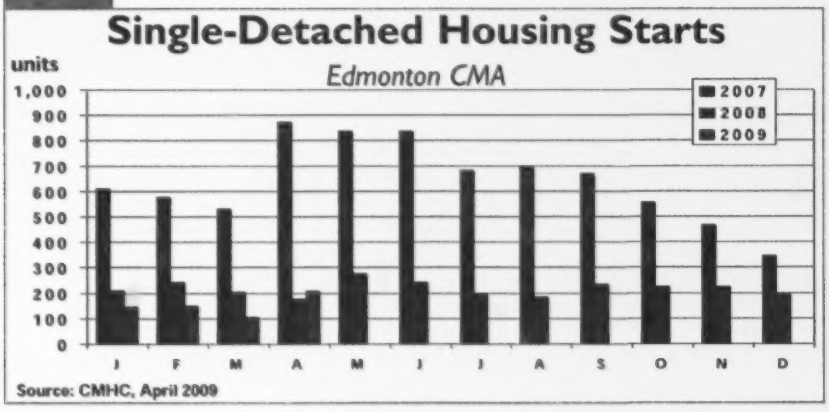
## New Home Market

### Single-detached Housing Starts Improve in April

Housing starts in the Edmonton Census Metropolitan Area (CMA) totalled 355 units in April compared with 683 units in April 2008. After four months of activity this year, total housing starts have amounted to 1,116 units across Greater Edmonton, down from 2,998 units recorded during January to April of 2008.

Builders poured foundations for 206 single-detached homes in April, representing an increase of almost 16 per cent from the 178 units started in April 2008. This represents the first year-over-year improvement in single-detached activity since June 2007. To the end of April, 607 single-detached homes began construction across Greater Edmonton, down

Figure 1

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Canada

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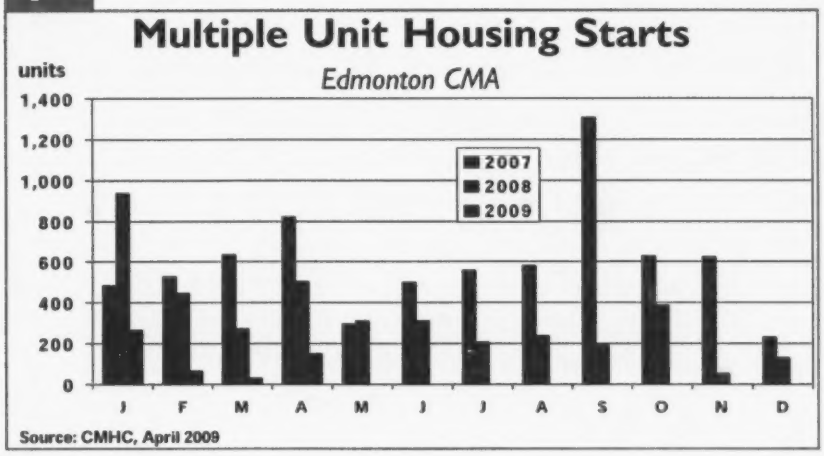
Figure 2



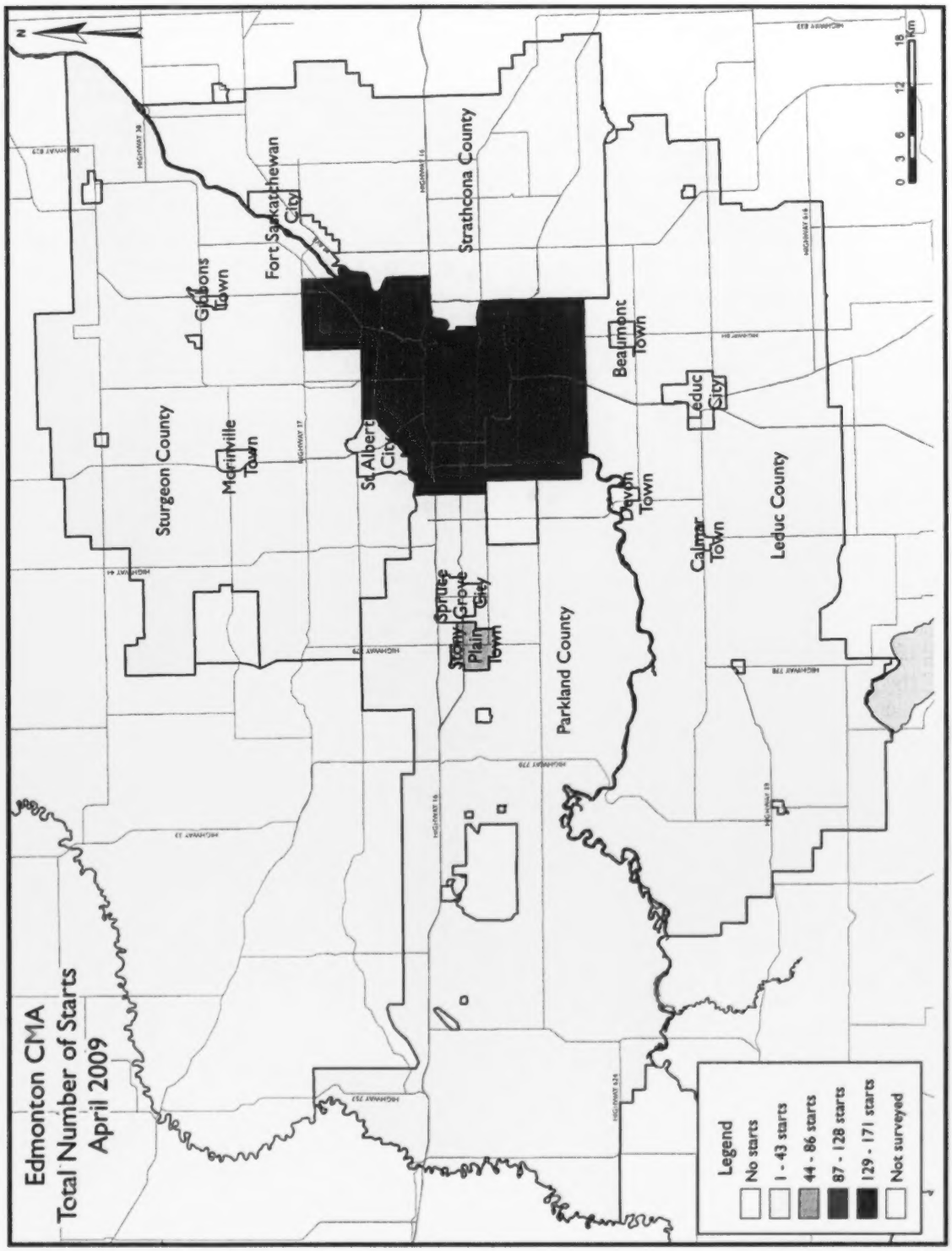

from 835 units during the first four months of 2008. Singles under construction at the end of April stood at 1,776 units, representing a 60 per cent decline year-over-year and the lowest level since June 2001.

Single-detached completions totalled 247 units in April, for a decline of 57 per cent from the same month last year. This represented the ninth consecutive month of year-over-year declines in completions across Greater Edmonton. CMHC expects this trend to continue throughout 2009 due to the aforementioned large drop in singles under construction this year.

Single-detached units absorbed in April also fell by a large margin over this time last year but exceeded completions by 69 units. This allowed the inventory of completed and unoccupied singles to drop below 900 units for the first time since February of last year. The median price for units absorbed in April stood at $449,900, largely unchanged from April 2008.

Multi-family starts, which consist of semi-detached, row, and apartment units, remained on a downtrend in April. A 26 per cent year-over-year gain in row starts was offset by continued weakness in new apartment activity. Semi-detached, row, and apartment starts totalled 149 units in April, representing a decrease of about 71 per cent from the 505 multiple unit starts in the same month last year. Multiple starts have amounted to 509 units across Metro from January through April, down nearly 77 per cent from 2,163 multiple starts tallied in the first four months of 2008.

Multiple dwelling completions in April reached 154 units, down from 404 completions in the same month of 2008. This contributed to a sizable 65 per cent year-over-year decline in absorptions. Nonetheless, absorptions in April exceeded completions and this resulted in a moderate decline in the standing inventory from the previous month. This was the second month in a row that low completion levels relative to last year allowed for an inventory reduction. Unabsorbed inventories, at 717 units, still remained well above the levels reported this time last year. Although units under construction were down by 28 per cent from April 2008, they are still high by historic standards. CMHC expects completions to pick up in the coming months, preventing the type of steady erosion of inventory observed in the singles market over the past year.


Edmonton CMA
Total Number of Starts
April 2009
Legend
No starts
1 - 43 starts
44 - 86 starts
87 - 128 starts
129 - 171 starts
Not surveyed
Gibbons Town
Fort Saskatchewan City
Strathcona County
Sturgeon County
Morinville Town
St. Albert City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 km

# HOUSING NOW REPORT TABLES

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| 2.1 | Starts by Submarket and by Dwelling Type – Year-to-Date |
| 3 | Completions by Submarket and by Dwelling Type – Current Month or Quarter |
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| 4 | Absorbed Single-Detached Units by Price Range |
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**Available in SELECTED Reports:**

| | |
|---|---|
| 1.1 | Housing Activity Summary by Submarket |
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| 4.1 | Average Price ($) of Absorbed Single-Detached Units |

## SYMBOLS

| | |
|---|---|
| n/a | Not applicable |
| * | Totals may not add up due to co-operatives and unknown market types |
| ** | Percent change > 200% |
| - | Nil |
| -- | Amount too small to be expressed |
| SA | Monthly figures are adjusted to remove normal seasonal variation |

## Table 1: Housing Activity Summary of Edmonton CMA
### April 2009

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| April 2009 | 206 | 52 | 35 | 0 | 58 | 4 | 0 | 0 | 355 |
| April 2008 | 176 | 56 | 7 | 1 | 83 | 355 | 5 | 0 | 683 |
| % Change | 17.0 | -7.1 | ** | -100.0 | -30.1 | -98.9 | -100.0 | n/a | -48.0 |
| Year-to-date 2009 | 607 | 142 | 39 | 0 | 84 | 148 | 0 | 96 | 1,116 |
| Year-to-date 2008 | 827 | 196 | 19 | 1 | 339 | 1,601 | 15 | 0 | 2,998 |
| % Change | -26.6 | -27.6 | 105.3 | -100.0 | -75.2 | -90.8 | -100.0 | n/a | -62.8 |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| April 2009 | 1,764 | 404 | 82 | 4 | 984 | 5,956 | 30 | 421 | 9,645 |
| April 2008 | 4,452 | 1,022 | 85 | 22 | 1,666 | 7,578 | 40 | 489 | 15,354 |
| % Change | -60.4 | -60.5 | -3.5 | -81.8 | -40.9 | -21.4 | -25.0 | -13.9 | -37.2 |
| **COMPLETIONS** | | | | | | | | | |
| April 2009 | 247 | 46 | 11 | 0 | 43 | 54 | 0 | 0 | 401 |
| April 2008 | 572 | 46 | 6 | 2 | 49 | 303 | 4 | 0 | 982 |
| % Change | -56.8 | 0.0 | 83.3 | -100.0 | -12.2 | -82.2 | -100.0 | n/a | -59.2 |
| Year-to-date 2009 | 1,076 | 314 | 20 | 1 | 296 | 843 | 14 | 122 | 2,686 |
| Year-to-date 2008 | 2,230 | 272 | 10 | 10 | 399 | 834 | 17 | 69 | 3,841 |
| % Change | -51.7 | 15.4 | 100.0 | -90.0 | -25.8 | 1.1 | -17.6 | 76.8 | -30.1 |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| April 2009 | 851 | 197 | 11 | 2 | 246 | 186 | 3 | 76 | 1,572 |
| April 2008 | 930 | 136 | 1 | 1 | 67 | 57 | 3 | 0 | 1,195 |
| % Change | -8.5 | 44.9 | ** | 100.0 | ** | ** | 0.0 | n/a | 31.5 |
| **ABSORBED** | | | | | | | | | |
| April 2009 | 316 | 48 | 10 | 0 | 45 | 62 | 0 | 0 | 481 |
| April 2008 | 542 | 51 | 5 | 2 | 51 | 363 | 5 | 0 | 1,019 |
| % Change | -41.7 | -5.9 | 100.0 | -100.0 | -11.8 | -82.9 | -100.0 | n/a | -52.8 |
| Year-to-date 2009 | 1,204 | 285 | 20 | 4 | 228 | 812 | 14 | 46 | 2,613 |
| Year-to-date 2008 | 2,137 | 260 | 5 | 9 | 378 | 844 | 12 | 121 | 3,766 |
| % Change | -43.7 | 9.6 | ** | -55.6 | -39.7 | -3.8 | 16.7 | -62.0 | -30.6 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket
## April 2009

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| **Edmonton City** | | | | | | | | | |
| April 2009 | 105 | 20 | 35 | 0 | 7 | 4 | 0 | 0 | 171 |
| April 2008 | 79 | 40 | 0 | 1 | 4 | 355 | 5 | 0 | 484 |
| **Beaumont Town** | | | | | | | | | |
| April 2009 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| April 2008 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| **Devon Town** | | | | | | | | | |
| April 2009 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| April 2008 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Fort Saskatchewan City** | | | | | | | | | |
| April 2009 | 14 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 24 |
| April 2008 | 5 | 8 | 7 | 0 | 3 | 0 | 0 | 0 | 23 |
| **Leduc City** | | | | | | | | | |
| April 2009 | 24 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 32 |
| April 2008 | 4 | 0 | 0 | 0 | 72 | 0 | 0 | 0 | 76 |
| **Leduc County** | | | | | | | | | |
| April 2009 | 3 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| April 2008 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| **Morinville Town** | | | | | | | | | |
| April 2009 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| April 2008 | 1 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 5 |
| **Parkland County** | | | | | | | | | |
| April 2009 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| April 2008 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Spruce Grove City** | | | | | | | | | |
| April 2009 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| April 2008 | 13 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| **St. Albert City** | | | | | | | | | |
| April 2009 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| April 2008 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 |
| **Stony Plain Town** | | | | | | | | | |
| April 2009 | 12 | 0 | 0 | 0 | 44 | 0 | 0 | 0 | 56 |
| April 2008 | 5 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 9 |
| **Strathcona County** | | | | | | | | | |
| April 2009 | 20 | 12 | 0 | 0 | 7 | 0 | 0 | 0 | 39 |
| April 2008 | 34 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 36 |
| **Sturgeon County** | | | | | | | | | |
| April 2009 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| April 2008 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 |
| **Remainder of the CMA** | | | | | | | | | |
| April 2009 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| April 2008 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Edmonton CMA** | | | | | | | | | |
| April 2009 | 206 | 52 | 35 | 0 | 58 | 4 | 0 | 0 | 355 |
| April 2008 | 176 | 56 | 7 | 1 | 83 | 355 | 5 | 0 | 683 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket
### April 2009

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| **Edmonton City** | | | | | | | | | |
| April 2009 | 721 | 220 | 65 | 4 | 627 | 4,856 | 28 | 120 | 6,641 |
| April 2008 | 2,071 | 580 | 53 | 12 | 1,087 | 5,975 | 36 | 286 | 10,100 |
| **Beaumont Town** | | | | | | | | | |
| April 2009 | 32 | 4 | 0 | 0 | 18 | 50 | 0 | 35 | 139 |
| April 2008 | 163 | 46 | 0 | 0 | 69 | 50 | 0 | 28 | 356 |
| **Devon Town** | | | | | | | | | |
| April 2009 | 4 | 0 | 0 | 0 | 20 | 0 | 0 | 0 | 24 |
| April 2008 | 23 | 0 | 0 | 0 | 27 | 0 | 0 | 0 | 50 |
| **Fort Saskatchewan City** | | | | | | | | | |
| April 2009 | 66 | 40 | 0 | 0 | 30 | 212 | 0 | 0 | 348 |
| April 2008 | 159 | 92 | 15 | 0 | 78 | 264 | 0 | 0 | 608 |
| **Leduc City** | | | | | | | | | |
| April 2009 | 116 | 26 | 0 | 0 | 95 | 121 | 0 | 0 | 358 |
| April 2008 | 376 | 60 | 0 | 0 | 124 | 168 | 4 | 0 | 732 |
| **Leduc County** | | | | | | | | | |
| April 2009 | 53 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 55 |
| April 2008 | 72 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 72 |
| **Morinville Town** | | | | | | | | | |
| April 2009 | 31 | 2 | 4 | 0 | 53 | 108 | 0 | 0 | 198 |
| April 2008 | 116 | 0 | 0 | 0 | 71 | 108 | 0 | 0 | 295 |
| **Parkland County** | | | | | | | | | |
| April 2009 | 171 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 171 |
| April 2008 | 226 | 0 | 3 | 0 | 10 | 0 | 0 | 0 | 239 |
| **Spruce Grove City** | | | | | | | | | |
| April 2009 | 101 | 54 | 13 | 0 | 0 | 283 | 0 | 0 | 451 |
| April 2008 | 300 | 84 | 0 | 0 | 12 | 283 | 0 | 0 | 679 |
| **St. Albert City** | | | | | | | | | |
| April 2009 | 49 | 12 | 0 | 0 | 0 | 65 | 0 | 132 | 258 |
| April 2008 | 172 | 36 | 0 | 0 | 9 | 88 | 0 | 41 | 346 |
| **Stony Plain Town** | | | | | | | | | |
| April 2009 | 79 | 4 | 0 | 0 | 122 | 166 | 0 | 0 | 371 |
| April 2008 | 113 | 100 | 0 | 0 | 85 | 65 | 0 | 0 | 363 |
| **Strathcona County** | | | | | | | | | |
| April 2009 | 188 | 34 | 0 | 0 | 19 | 74 | 2 | 134 | 451 |
| April 2008 | 373 | 22 | 0 | 10 | 88 | 556 | 0 | 134 | 1,183 |
| **Sturgeon County** | | | | | | | | | |
| April 2009 | 122 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 122 |
| April 2008 | 207 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 207 |
| **Remainder of the CMA** | | | | | | | | | |
| April 2009 | 31 | 6 | 0 | 0 | 0 | 21 | 0 | 0 | 58 |
| April 2008 | 81 | 2 | 14 | 0 | 6 | 21 | 0 | 0 | 124 |
| **Edmonton CMA** | | | | | | | | | |
| April 2009 | 1,764 | 404 | 82 | 4 | 984 | 5,956 | 30 | 421 | 9,645 |
| April 2008 | 4,452 | 1,022 | 85 | 22 | 1,666 | 7,578 | 40 | 489 | 15,354 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket
## April 2009

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **COMPLETIONS** | | | | | | | | | |
| **Edmonton City** | | | | | | | | | |
| April 2009 | 121 | 22 | 0 | 0 | 24 | 54 | 0 | 0 | 221 |
| April 2008 | 218 | 18 | 6 | 0 | 39 | 303 | 4 | 0 | 588 |
| **Beaumont Town** | | | | | | | | | |
| April 2009 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 |
| April 2008 | 52 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 52 |
| **Devon Town** | | | | | | | | | |
| April 2009 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| April 2008 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Fort Saskatchewan City** | | | | | | | | | |
| April 2009 | 11 | 12 | 7 | 0 | 2 | 0 | 0 | 0 | 32 |
| April 2008 | 22 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 24 |
| **Leduc City** | | | | | | | | | |
| April 2009 | 22 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 22 |
| April 2008 | 52 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 56 |
| **Leduc County** | | | | | | | | | |
| April 2009 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| April 2008 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 16 |
| **Morinville Town** | | | | | | | | | |
| April 2009 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| April 2008 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| **Parkland County** | | | | | | | | | |
| April 2009 | 22 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 22 |
| April 2008 | 34 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 34 |
| **Spruce Grove City** | | | | | | | | | |
| April 2009 | 8 | 4 | 4 | 0 | 0 | 0 | 0 | 0 | 16 |
| April 2008 | 50 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 54 |
| **St. Albert City** | | | | | | | | | |
| April 2009 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| April 2008 | 14 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 16 |
| **Stony Plain Town** | | | | | | | | | |
| April 2009 | 3 | 0 | 0 | 0 | 17 | 0 | 0 | 0 | 20 |
| April 2008 | 20 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 22 |
| **Strathcona County** | | | | | | | | | |
| April 2009 | 18 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 26 |
| April 2008 | 60 | 14 | 0 | 2 | 10 | 0 | 0 | 0 | 86 |
| **Sturgeon County** | | | | | | | | | |
| April 2009 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14 |
| April 2008 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 16 |
| **Remainder of the CMA** | | | | | | | | | |
| April 2009 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| April 2008 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| **Edmonton CMA** | | | | | | | | | |
| April 2009 | 247 | 46 | 11 | 0 | 43 | 54 | 0 | 0 | 401 |
| April 2008 | 572 | 46 | 6 | 2 | 49 | 303 | 4 | 0 | 982 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket
## April 2009

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| **Edmonton City** | | | | | | | | | |
| April 2009 | 358 | 117 | 6 | 0 | 99 | 65 | 3 | 76 | 724 |
| April 2008 | 366 | 66 | 1 | 0 | 7 | 8 | 3 | 0 | 451 |
| **Beaumont Town** | | | | | | | | | |
| April 2009 | 49 | 5 | 0 | 0 | 5 | 0 | 0 | 0 | 59 |
| April 2008 | 56 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 56 |
| **Devon Town** | | | | | | | | | |
| April 2009 | 6 | 0 | 0 | 0 | 8 | 0 | 0 | 0 | 14 |
| April 2008 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| **Fort Saskatchewan City** | | | | | | | | | |
| April 2009 | 65 | 34 | 3 | 0 | 34 | 81 | 0 | 0 | 217 |
| April 2008 | 73 | 12 | 0 | 0 | 9 | 46 | 0 | 0 | 140 |
| **Leduc City** | | | | | | | | | |
| April 2009 | 74 | 1 | 0 | 0 | 15 | 27 | 0 | 0 | 117 |
| April 2008 | 53 | 8 | 0 | 0 | 0 | 3 | 0 | 0 | 64 |
| **Leduc County** | | | | | | | | | |
| April 2009 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| April 2008 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Morinville Town** | | | | | | | | | |
| April 2009 | 47 | 4 | 1 | 0 | 18 | 0 | 0 | 0 | 70 |
| April 2008 | 46 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 48 |
| **Parkland County** | | | | | | | | | |
| April 2009 | 16 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 17 |
| April 2008 | 16 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 18 |
| **Spruce Grove City** | | | | | | | | | |
| April 2009 | 43 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 53 |
| April 2008 | 83 | 9 | 0 | 0 | 38 | 0 | 0 | 0 | 130 |
| **St. Albert City** | | | | | | | | | |
| April 2009 | 56 | 4 | 0 | 0 | 10 | 4 | 0 | 0 | 74 |
| April 2008 | 77 | 16 | 0 | 0 | 2 | 0 | 0 | 0 | 95 |
| **Stony Plain Town** | | | | | | | | | |
| April 2009 | 36 | 13 | 0 | 0 | 16 | 0 | 0 | 0 | 65 |
| April 2008 | 50 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 70 |
| **Strathcona County** | | | | | | | | | |
| April 2009 | 82 | 9 | 0 | 2 | 41 | 9 | 0 | 0 | 143 |
| April 2008 | 98 | 1 | 0 | 1 | 11 | 0 | 0 | 0 | 111 |
| **Sturgeon County** | | | | | | | | | |
| April 2009 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| April 2008 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Remainder of the CMA** | | | | | | | | | |
| April 2009 | 17 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 17 |
| April 2008 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| **Edmonton CMA** | | | | | | | | | |
| April 2009 | 851 | 197 | 11 | 2 | 246 | 186 | 3 | 76 | 1,572 |
| April 2008 | 930 | 136 | 1 | 1 | 67 | 57 | 3 | 0 | 1,195 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket
### April 2009

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **ABSORBED** | | | | | | | | | |
| **Edmonton City** | | | | | | | | | |
| April 2009 | 153 | 24 | 0 | 0 | 23 | 56 | 0 | 0 | 256 |
| April 2008 | 223 | 25 | 5 | 0 | 39 | 303 | 5 | 0 | 600 |
| **Beaumont Town** | | | | | | | | | |
| April 2009 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 |
| April 2008 | 36 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 36 |
| **Devon Town** | | | | | | | | | |
| April 2009 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| April 2008 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| **Fort Saskatchewan City** | | | | | | | | | |
| April 2009 | 9 | 7 | 5 | 0 | 1 | 2 | 0 | 0 | 24 |
| April 2008 | 14 | 1 | 0 | 0 | 3 | 0 | 0 | 0 | 18 |
| **Leduc City** | | | | | | | | | |
| April 2009 | 38 | 2 | 0 | 0 | 8 | 4 | 0 | 0 | 52 |
| April 2008 | 50 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 54 |
| **Leduc County** | | | | | | | | | |
| April 2009 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| April 2008 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 16 |
| **Morinville Town** | | | | | | | | | |
| April 2009 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 13 |
| April 2008 | 7 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| **Parkland County** | | | | | | | | | |
| April 2009 | 24 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 26 |
| April 2008 | 29 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 29 |
| **Spruce Grove City** | | | | | | | | | |
| April 2009 | 13 | 4 | 4 | 0 | 0 | 0 | 0 | 0 | 21 |
| April 2008 | 46 | 2 | 0 | 0 | 3 | 0 | 0 | 0 | 51 |
| **St. Albert City** | | | | | | | | | |
| April 2009 | 3 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| April 2008 | 17 | 2 | 0 | 0 | 1 | 0 | 0 | 0 | 20 |
| **Stony Plain Town** | | | | | | | | | |
| April 2009 | 7 | 1 | 1 | 0 | 11 | 0 | 0 | 0 | 20 |
| April 2008 | 16 | 2 | 0 | 0 | 0 | 60 | 0 | 0 | 78 |
| **Strathcona County** | | | | | | | | | |
| April 2009 | 22 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 30 |
| April 2008 | 56 | 14 | 0 | 2 | 5 | 0 | 0 | 0 | 77 |
| **Sturgeon County** | | | | | | | | | |
| April 2009 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14 |
| April 2008 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 16 |
| **Remainder of the CMA** | | | | | | | | | |
| April 2009 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| April 2008 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 13 |
| **Edmonton CMA** | | | | | | | | | |
| April 2009 | 316 | 48 | 10 | 0 | 45 | 62 | 0 | 0 | 481 |
| April 2008 | 542 | 51 | 5 | 2 | 51 | 363 | 5 | 0 | 1,019 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 2: Starts by Submarket and by Dwelling Type
### April 2009

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | April 2009 | April 2008 | April 2009 | April 2008 | April 2009 | April 2008 | April 2009 | April 2008 | April 2009 | April 2008 | % Change |
| Edmonton City | 105 | 81 | 20 | 44 | 42 | 4 | 4 | 355 | 171 | 484 | -64.7 |
| Beaumont Town | 1 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 6 | -83.3 |
| Calmar Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Devon Town | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | -100.0 |
| Fort Saskatchewan City | 14 | 5 | 10 | 8 | 0 | 10 | 0 | 0 | 24 | 23 | 4.3 |
| Gibbons Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Leduc City | 24 | 4 | 8 | 16 | 0 | 56 | 0 | 0 | 32 | 76 | -57.9 |
| Leduc County | 3 | 5 | 2 | 0 | 0 | 0 | 0 | 0 | 5 | 5 | 0.0 |
| Morinville Town | 3 | 1 | 0 | 0 | 0 | 4 | 0 | 0 | 3 | 5 | -40.0 |
| Parkland County | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 0 | n/a |
| Spruce Grove City | 2 | 13 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 15 | -86.7 |
| St. Albert City | 7 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 9 | -22.2 |
| Stony Plain Town | 12 | 5 | 0 | 4 | 44 | 0 | 0 | 0 | 56 | 9 | ** |
| Strathcona County | 20 | 34 | 12 | 2 | 7 | 0 | 0 | 0 | 39 | 36 | 8.3 |
| Sturgeon County | 5 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 12 | -58.3 |
| Remainder of the CMA | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | -100.0 |
| **Edmonton CMA** | 206 | 178 | 52 | 76 | 93 | 74 | 4 | 355 | 355 | 683 | -48.0 |

## Table 2.1: Starts by Submarket and by Dwelling Type
### January - April 2009

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | % Change |
| Edmonton City | 315 | 431 | 86 | 180 | 56 | 97 | 162 | 1,247 | 619 | 1,955 | -68.3 |
| Beaumont Town | 4 | 15 | 4 | 4 | 0 | 16 | 0 | 0 | 8 | 35 | -77.1 |
| Calmar Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Devon Town | 0 | 3 | 0 | 6 | 0 | 15 | 0 | 0 | 0 | 24 | -100.0 |
| Fort Saskatchewan City | 32 | 19 | 22 | 14 | 0 | 22 | 0 | 212 | 54 | 267 | -79.8 |
| Gibbons Town | 2 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 4 | -50.0 |
| Leduc City | 44 | 39 | 8 | 18 | 8 | 112 | 0 | 121 | 60 | 290 | -79.3 |
| Leduc County | 13 | 29 | 2 | 0 | 0 | 0 | 0 | 0 | 15 | 29 | -48.3 |
| Morinville Town | 12 | 15 | 0 | 4 | 4 | 28 | 0 | 0 | 16 | 47 | -66.0 |
| Parkland County | 25 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 25 | 20 | 25.0 |
| Spruce Grove City | 22 | 61 | 10 | 20 | 0 | 8 | 0 | 0 | 32 | 89 | -64.0 |
| St. Albert City | 12 | 17 | 0 | 0 | 0 | 0 | 82 | 0 | 94 | 17 | ** |
| Stony Plain Town | 35 | 16 | 0 | 8 | 44 | 0 | 0 | 0 | 79 | 24 | ** |
| Strathcona County | 64 | 98 | 14 | 10 | 7 | 0 | 0 | 0 | 85 | 108 | -21.3 |
| Sturgeon County | 23 | 53 | 0 | 0 | 0 | 0 | 0 | 0 | 23 | 53 | -56.6 |
| Remainder of the CMA | 4 | 15 | 0 | 0 | 0 | 0 | 0 | 21 | 4 | 36 | -88.9 |
| **Edmonton CMA** | 607 | 835 | 146 | 264 | 119 | 298 | 244 | 1,601 | 1,116 | 2,998 | -62.8 |

Source: CMHC (Starts and Completions Survey)

## Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
## April 2009

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | April 2009 | April 2008 | April 2009 | April 2008 | April 2009 | April 2008 | April 2009 | April 2008 |
| Edmonton City | 42 | 4 | 0 | 0 | 4 | 355 | 0 | 0 |
| Beaumont Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Calmar Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Devon Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fort Saskatchewan City | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gibbons Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leduc City | 0 | 56 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leduc County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Morinville Town | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 |
| Parkland County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Spruce Grove City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Albert City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Stony Plain Town | 44 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Strathcona County | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sturgeon County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Remainder of the CMA | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Edmonton CMA** | 93 | 74 | 0 | 0 | 4 | 355 | 0 | 0 |

## Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
## January - April 2009

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 |
| Edmonton City | 56 | 97 | 0 | 0 | 148 | 1,247 | 14 | 0 |
| Beaumont Town | 0 | 16 | 0 | 0 | 0 | 0 | 0 | 0 |
| Calmar Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Devon Town | 0 | 15 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fort Saskatchewan City | 0 | 22 | 0 | 0 | 0 | 212 | 0 | 0 |
| Gibbons Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leduc City | 8 | 108 | 0 | 4 | 0 | 121 | 0 | 0 |
| Leduc County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Morinville Town | 4 | 28 | 0 | 0 | 0 | 0 | 0 | 0 |
| Parkland County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Spruce Grove City | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Albert City | 0 | 0 | 0 | 0 | 0 | 0 | 82 | 0 |
| Stony Plain Town | 44 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Strathcona County | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sturgeon County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Remainder of the CMA | 0 | 0 | 0 | 0 | 0 | 21 | 0 | 0 |
| **Edmonton CMA** | 119 | 294 | 0 | 4 | 148 | 1,601 | 96 | 0 |

Source: CMHC (Starts and Completions Survey)

## Table 2.4: Starts by Submarket and by Intended Market
## April 2009

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | April 2009 | April 2008 | April 2009 | April 2008 | April 2009 | April 2008 | April 2009 | April 2008 |
| Edmonton City | 160 | 119 | 11 | 360 | 0 | 5 | 171 | 484 |
| Beaumont Town | 1 | 6 | 0 | 0 | 0 | 0 | 1 | 6 |
| Calmar Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Devon Town | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 2 |
| Fort Saskatchewan City | 24 | 20 | 0 | 3 | 0 | 0 | 24 | 23 |
| Gibbons Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leduc City | 32 | 4 | 0 | 72 | 0 | 0 | 32 | 76 |
| Leduc County | 5 | 5 | 0 | 0 | 0 | 0 | 5 | 5 |
| Morinville Town | 3 | 1 | 0 | 4 | 0 | 0 | 3 | 5 |
| Parkland County | 10 | 0 | 0 | 0 | 0 | 0 | 10 | 0 |
| Spruce Grove City | 2 | 15 | 0 | 0 | 0 | 0 | 2 | 15 |
| St. Albert City | 7 | 9 | 0 | 0 | 0 | 0 | 7 | 9 |
| Stony Plain Town | 12 | 9 | 44 | 0 | 0 | 0 | 56 | 9 |
| Strathcona County | 32 | 36 | 7 | 0 | 0 | 0 | 39 | 36 |
| Sturgeon County | 5 | 12 | 0 | 0 | 0 | 0 | 5 | 12 |
| Remainder of the CMA | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| **Edmonton CMA** | 293 | 239 | 62 | 439 | 0 | 5 | 355 | 683 |

## Table 2.5: Starts by Submarket and by Intended Market
## January - April 2009

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 |
| Edmonton City | 432 | 575 | 173 | 1,369 | 14 | 11 | 619 | 1,955 |
| Beaumont Town | 8 | 17 | 0 | 18 | 0 | 0 | 8 | 35 |
| Calmar Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Devon Town | 0 | 3 | 0 | 21 | 0 | 0 | 0 | 24 |
| Fort Saskatchewan City | 54 | 40 | 0 | 227 | 0 | 0 | 54 | 267 |
| Gibbons Town | 2 | 4 | 0 | 0 | 0 | 0 | 2 | 4 |
| Leduc City | 52 | 41 | 8 | 245 | 0 | 4 | 60 | 290 |
| Leduc County | 15 | 29 | 0 | 0 | 0 | 0 | 15 | 29 |
| Morinville Town | 16 | 15 | 0 | 32 | 0 | 0 | 16 | 47 |
| Parkland County | 25 | 20 | 0 | 0 | 0 | 0 | 25 | 20 |
| Spruce Grove City | 32 | 81 | 0 | 8 | 0 | 0 | 32 | 89 |
| St. Albert City | 12 | 17 | 0 | 0 | 82 | 0 | 94 | 17 |
| Stony Plain Town | 35 | 24 | 44 | 0 | 0 | 0 | 79 | 24 |
| Strathcona County | 78 | 108 | 7 | 0 | 0 | 0 | 85 | 108 |
| Sturgeon County | 23 | 53 | 0 | 0 | 0 | 0 | 23 | 53 |
| Remainder of the CMA | 4 | 15 | 0 | 21 | 0 | 0 | 4 | 36 |
| **Edmonton CMA** | 788 | 1,042 | 232 | 1,941 | 96 | 15 | 1,116 | 2,998 |

Source: CMHC (Starts and Completions Survey)

## Table 3: Completions by Submarket and by Dwelling Type
### April 2009

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | April 2009 | April 2008 | April 2009 | April 2008 | April 2009 | April 2008 | April 2009 | April 2008 | April 2009 | April 2008 | % Change |
| Edmonton City | 121 | 222 | 30 | 28 | 16 | 35 | 54 | 303 | 221 | 588 | -62.4 |
| Beaumont Town | 9 | 52 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 52 | -82.7 |
| Calmar Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Devon Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Fort Saskatchewan City | 11 | 22 | 14 | 2 | 7 | 0 | 0 | 0 | 32 | 24 | 33.3 |
| Gibbons Town | 1 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 6 | -83.3 |
| Leduc City | 22 | 52 | 0 | 4 | 0 | 0 | 0 | 0 | 22 | 56 | -60.7 |
| Leduc County | 6 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 16 | -62.5 |
| Morinville Town | 6 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 8 | -25.0 |
| Parkland County | 22 | 34 | 0 | 0 | 0 | 0 | 0 | 0 | 22 | 34 | -35.3 |
| Spruce Grove City | 8 | 50 | 4 | 4 | 4 | 0 | 0 | 0 | 16 | 54 | -70.4 |
| St. Albert City | 3 | 14 | 0 | 2 | 0 | 0 | 0 | 0 | 3 | 16 | -81.3 |
| Stony Plain Town | 3 | 20 | 4 | 2 | 13 | 0 | 0 | 0 | 20 | 22 | -9.1 |
| Strathcona County | 18 | 62 | 8 | 16 | 0 | 8 | 0 | 0 | 26 | 86 | -69.8 |
| Sturgeon County | 14 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 14 | 16 | -12.5 |
| Remainder of the CMA | 3 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 4 | -25.0 |
| **Edmonton CMA** | 247 | 578 | 60 | 58 | 40 | 43 | 54 | 303 | 401 | 982 | -59.2 |

## Table 3.1: Completions by Submarket and by Dwelling Type
### January - April 2009

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | % Change |
| Edmonton City | 567 | 1,121 | 242 | 224 | 137 | 217 | 680 | 783 | 1,626 | 2,345 | -30.7 |
| Beaumont Town | 32 | 116 | 14 | 18 | 8 | 34 | 28 | 0 | 82 | 168 | -51.2 |
| Calmar Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Devon Town | 4 | 2 | 0 | 12 | 10 | 0 | 0 | 0 | 14 | 14 | 0.0 |
| Fort Saskatchewan City | 32 | 80 | 38 | 8 | 7 | 0 | 0 | 79 | 77 | 167 | -53.9 |
| Gibbons Town | 6 | 12 | 0 | 0 | 0 | 0 | 0 | 4 | 6 | 16 | -62.5 |
| Leduc City | 82 | 120 | 40 | 12 | 44 | 0 | 84 | 0 | 250 | 132 | 89.4 |
| Leduc County | 28 | 43 | 0 | 0 | 0 | 0 | 0 | 0 | 28 | 43 | -34.9 |
| Morinville Town | 24 | 38 | 4 | 0 | 0 | 0 | 0 | 0 | 28 | 38 | -26.3 |
| Parkland County | 58 | 75 | 0 | 6 | 3 | 0 | 0 | 0 | 61 | 81 | -24.7 |
| Spruce Grove City | 59 | 157 | 28 | 32 | 4 | 36 | 0 | 0 | 91 | 225 | -59.6 |
| St. Albert City | 21 | 69 | 0 | 2 | 8 | 12 | 0 | 41 | 29 | 124 | -76.6 |
| Stony Plain Town | 21 | 50 | 6 | 26 | 13 | 0 | 0 | 0 | 40 | 76 | -47.4 |
| Strathcona County | 73 | 270 | 14 | 34 | 24 | 16 | 173 | 0 | 284 | 320 | -11.3 |
| Sturgeon County | 53 | 58 | 0 | 0 | 0 | 0 | 0 | 0 | 53 | 58 | -8.6 |
| Remainder of the CMA | 17 | 34 | 0 | 0 | 0 | 0 | 0 | 0 | 17 | 34 | -50.0 |
| **Edmonton CMA** | 1,077 | 2,245 | 386 | 374 | 258 | 315 | 965 | 907 | 2,686 | 3,841 | -30.1 |

Source: CMHC (Starts and Completions Survey)

## Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
## April 2009

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | April 2009 | April 2008 | April 2009 | April 2008 | April 2009 | April 2008 | April 2009 | April 2008 |
| Edmonton City | 16 | 35 | 0 | 0 | 54 | 303 | 0 | 0 |
| Beaumont Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Calmar Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Devon Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fort Saskatchewan City | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gibbons Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leduc City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leduc County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Morinville Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Parkland County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Spruce Grove City | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Albert City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Stony Plain Town | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Strathcona County | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sturgeon County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Remainder of the CMA | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Edmonton CMA** | 40 | 43 | 0 | 0 | 54 | 303 | 0 | 0 |

## Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
## January - April 2009

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 |
| Edmonton City | 137 | 205 | 0 | 12 | 586 | 714 | 94 | 69 |
| Beaumont Town | 8 | 34 | 0 | 0 | 0 | 0 | 28 | 0 |
| Calmar Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Devon Town | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fort Saskatchewan City | 7 | 0 | 0 | 0 | 0 | 79 | 0 | 0 |
| Gibbons Town | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 |
| Leduc City | 44 | 0 | 0 | 0 | 84 | 0 | 0 | 0 |
| Leduc County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Morinville Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Parkland County | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Spruce Grove City | 4 | 36 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Albert City | 8 | 12 | 0 | 0 | 0 | 41 | 0 | 0 |
| Stony Plain Town | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Strathcona County | 24 | 16 | 0 | 0 | 173 | 0 | 0 | 0 |
| Sturgeon County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Remainder of the CMA | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Edmonton CMA** | 258 | 303 | 0 | 12 | 843 | 838 | 122 | 69 |

Source: CMHC (Starts and Completions Survey)

## Table 3.4: Completions by Submarket and by Intended Market
### April 2009

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | April 2009 | April 2008 | April 2009 | April 2008 | April 2009 | April 2008 | April 2009 | April 2008 |
| Edmonton City | 143 | 242 | 78 | 342 | 0 | 4 | 221 | 588 |
| Beaumont Town | 9 | 52 | 0 | 0 | 0 | 0 | 9 | 52 |
| Calmar Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Devon Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fort Saskatchewan City | 30 | 24 | 2 | 0 | 0 | 0 | 32 | 24 |
| Gibbons Town | 1 | 6 | 0 | 0 | 0 | 0 | 1 | 6 |
| Leduc City | 22 | 56 | 0 | 0 | 0 | 0 | 22 | 56 |
| Leduc County | 6 | 16 | 0 | 0 | 0 | 0 | 6 | 16 |
| Morinville Town | 6 | 8 | 0 | 0 | 0 | 0 | 6 | 8 |
| Parkland County | 22 | 34 | 0 | 0 | 0 | 0 | 22 | 34 |
| Spruce Grove City | 16 | 54 | 0 | 0 | 0 | 0 | 16 | 54 |
| St. Albert City | 3 | 16 | 0 | 0 | 0 | 0 | 3 | 16 |
| Stony Plain Town | 3 | 22 | 17 | 0 | 0 | 0 | 20 | 22 |
| Strathcona County | 26 | 74 | 0 | 12 | 0 | 0 | 26 | 86 |
| Sturgeon County | 14 | 16 | 0 | 0 | 0 | 0 | 14 | 16 |
| Remainder of the CMA | 3 | 4 | 0 | 0 | 0 | 0 | 3 | 4 |
| **Edmonton CMA** | 304 | 624 | 97 | 354 | 0 | 4 | 401 | 982 |

## Table 3.5: Completions by Submarket and by Intended Market
### January - April 2009

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 |
| Edmonton City | 760 | 1,290 | 758 | 969 | 108 | 86 | 1,626 | 2,345 |
| Beaumont Town | 46 | 122 | 8 | 46 | 28 | 0 | 82 | 168 |
| Calmar Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Devon Town | 4 | 2 | 10 | 12 | 0 | 0 | 14 | 14 |
| Fort Saskatchewan City | 75 | 86 | 2 | 81 | 0 | 0 | 77 | 167 |
| Gibbons Town | 6 | 12 | 0 | 4 | 0 | 0 | 6 | 16 |
| Leduc City | 114 | 132 | 136 | 0 | 0 | 0 | 250 | 132 |
| Leduc County | 28 | 43 | 0 | 0 | 0 | 0 | 28 | 43 |
| Morinville Town | 28 | 38 | 0 | 0 | 0 | 0 | 28 | 38 |
| Parkland County | 61 | 81 | 0 | 0 | 0 | 0 | 61 | 81 |
| Spruce Grove City | 91 | 189 | 0 | 36 | 0 | 0 | 91 | 225 |
| St. Albert City | 21 | 71 | 8 | 53 | 0 | 0 | 29 | 124 |
| Stony Plain Town | 23 | 76 | 17 | 0 | 0 | 0 | 40 | 76 |
| Strathcona County | 83 | 278 | 201 | 42 | 0 | 0 | 284 | 320 |
| Sturgeon County | 53 | 58 | 0 | 0 | 0 | 0 | 53 | 58 |
| Remainder of the CMA | 17 | 34 | 0 | 0 | 0 | 0 | 17 | 34 |
| **Edmonton CMA** | 1,410 | 2,512 | 1,140 | 1,243 | 136 | 86 | 2,686 | 3,841 |

Source: CMHC (Starts and Completions Survey)

## Table 4: Absorbed Single-Detached Units by Price Range
### April 2009

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price ($) | Average Price ($) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | < $350,000 | | $350,000 - $449,999 | | $450,000 - $549,999 | | $550,000 - $649,999 | | $650,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| **Edmonton City** | | | | | | | | | | | | | |
| April 2009 | 15 | 9.8 | 51 | 33.3 | 44 | 28.8 | 13 | 8.5 | 30 | 19.6 | 153 | 469,900 | 533,985 |
| April 2008 | 25 | 11.1 | 73 | 32.3 | 70 | 31.0 | 34 | 15.0 | 24 | 10.6 | 226 | 473,400 | 496,310 |
| Year-to-date 2009 | 40 | 6.6 | 161 | 26.7 | 162 | 26.9 | 76 | 12.6 | 163 | 27.1 | 602 | 509,900 | 613,871 |
| Year-to-date 2008 | 128 | 11.3 | 410 | 36.3 | 356 | 31.5 | 138 | 12.2 | 97 | 8.6 | 1,129 | 455,000 | 483,478 |
| **Beaumont Town** | | | | | | | | | | | | | |
| April 2009 | 0 | 0.0 | 6 | 50.0 | 2 | 16.7 | 3 | 25.0 | 1 | 8.3 | 12 | 439,950 | 473,292 |
| April 2008 | 2 | 5.6 | 11 | 30.6 | 20 | 55.6 | 2 | 5.6 | 1 | 2.8 | 36 | 464,950 | 462,369 |
| Year-to-date 2009 | 2 | 6.1 | 11 | 33.3 | 12 | 36.4 | 6 | 18.2 | 2 | 6.1 | 33 | 479,900 | 485,661 |
| Year-to-date 2008 | 14 | 12.5 | 43 | 38.4 | 46 | 41.1 | 8 | 7.1 | 1 | 0.9 | 112 | 448,900 | 442,768 |
| **Calmar Town** | | | | | | | | | | | | | |
| April 2009 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| April 2008 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2009 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2008 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| **Devon Town** | | | | | | | | | | | | | |
| April 2009 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| April 2008 | 0 | 0.0 | 0 | 0.0 | 1 | 33.3 | 2 | 66.7 | 0 | 0.0 | 3 | -- | -- |
| Year-to-date 2009 | 0 | 0.0 | 0 | 0.0 | 3 | 60.0 | 2 | 40.0 | 0 | 0.0 | 5 | -- | -- |
| Year-to-date 2008 | 0 | 0.0 | 0 | 0.0 | 1 | 25.0 | 3 | 75.0 | 0 | 0.0 | 4 | -- | -- |
| **Fort Saskatchewan City** | | | | | | | | | | | | | |
| April 2009 | 0 | 0.0 | 5 | 55.6 | 1 | 11.1 | 2 | 22.2 | 1 | 11.1 | 9 | -- | -- |
| April 2008 | 0 | 0.0 | 11 | 78.6 | 2 | 14.3 | 0 | 0.0 | 1 | 7.1 | 14 | 415,950 | 447,571 |
| Year-to-date 2009 | 5 | 11.1 | 25 | 55.6 | 8 | 17.8 | 3 | 6.7 | 4 | 8.9 | 45 | 406,800 | 450,069 |
| Year-to-date 2008 | 2 | 3.7 | 25 | 46.3 | 14 | 25.9 | 2 | 3.7 | 11 | 20.4 | 54 | 450,300 | 508,063 |
| **Gibbons Town** | | | | | | | | | | | | | |
| April 2009 | 0 | 0.0 | 1 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | -- | -- |
| April 2008 | 5 | 83.3 | 1 | 16.7 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 6 | -- | -- |
| Year-to-date 2009 | 6 | 60.0 | 3 | 30.0 | 1 | 10.0 | 0 | 0.0 | 0 | 0.0 | 10 | 275,000 | 324,000 |
| Year-to-date 2008 | 11 | 91.7 | 1 | 8.3 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 12 | 295,000 | 303,333 |
| **Leduc City** | | | | | | | | | | | | | |
| April 2009 | 4 | 10.5 | 15 | 39.5 | 8 | 21.1 | 8 | 21.1 | 3 | 7.9 | 38 | 458,900 | 486,797 |
| April 2008 | 10 | 20.0 | 23 | 46.0 | 13 | 26.0 | 2 | 4.0 | 2 | 4.0 | 50 | 408,900 | 424,016 |
| Year-to-date 2009 | 11 | 11.0 | 30 | 30.0 | 39 | 39.0 | 16 | 16.0 | 4 | 4.0 | 100 | 469,950 | 479,398 |
| Year-to-date 2008 | 18 | 16.2 | 46 | 41.4 | 38 | 34.2 | 7 | 6.3 | 2 | 1.8 | 111 | 437,900 | 434,201 |
| **Leduc County** | | | | | | | | | | | | | |
| April 2009 | 1 | 16.7 | 0 | 0.0 | 0 | 0.0 | 1 | 16.7 | 4 | 66.7 | 6 | -- | -- |
| April 2008 | 0 | 0.0 | 2 | 12.5 | 9 | 56.3 | 3 | 18.8 | 2 | 12.5 | 16 | 500,000 | 579,063 |
| Year-to-date 2009 | 2 | 7.1 | 1 | 3.6 | 2 | 7.1 | 9 | 32.1 | 14 | 50.0 | 28 | 637,500 | 688,929 |
| Year-to-date 2008 | 3 | 7.0 | 4 | 9.3 | 17 | 39.5 | 14 | 32.6 | 5 | 11.6 | 43 | 525,000 | 542,209 |
| **Morinville Town** | | | | | | | | | | | | | |
| April 2009 | 3 | 23.1 | 9 | 69.2 | 0 | 0.0 | 0 | 0.0 | 1 | 7.7 | 13 | 370,000 | 415,962 |
| April 2008 | 0 | 0.0 | 7 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 7 | -- | -- |
| Year-to-date 2009 | 9 | 23.7 | 24 | 63.2 | 3 | 7.9 | 0 | 0.0 | 2 | 5.3 | 38 | 390,200 | 429,616 |
| Year-to-date 2008 | 1 | 4.2 | 18 | 75.0 | 3 | 12.5 | 2 | 8.3 | 0 | 0.0 | 24 | 421,400 | 434,858 |

Source: CMHC (Market Absorption Survey)

## Table 4: Absorbed Single-Detached Units by Price Range
## April 2009

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price ($) | Average Price ($) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | < $350,000 | | $350,000 - $449,999 | | $450,000 - $549,999 | | $550,000 - $649,999 | | $650,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| **Parkland County** | | | | | | | | | | | | | |
| April 2009 | 9 | 37.5 | 9 | 37.5 | 0 | 0.0 | 0 | 0.0 | 6 | 25.0 | 24 | 399,500 | 459,348 |
| April 2008 | 7 | 24.1 | 12 | 41.4 | 5 | 17.2 | 2 | 6.9 | 3 | 10.3 | 29 | 411,500 | 428,714 |
| Year-to-date 2009 | 16 | 23.2 | 19 | 27.5 | 5 | 7.2 | 3 | 4.3 | 26 | 37.7 | 69 | 441,000 | 550,499 |
| Year-to-date 2008 | 22 | 31.0 | 21 | 29.6 | 12 | 16.9 | 8 | 11.3 | 8 | 11.3 | 71 | 421,900 | 426,965 |
| **Spruce Grove City** | | | | | | | | | | | | | |
| April 2009 | 7 | 53.8 | 3 | 23.1 | 1 | 7.7 | 1 | 7.7 | 1 | 7.7 | 13 | 349,900 | 382,088 |
| April 2008 | 24 | 52.2 | 21 | 45.7 | 0 | 0.0 | 1 | 2.2 | 0 | 0.0 | 46 | 336,095 | 346,554 |
| Year-to-date 2009 | 17 | 24.3 | 36 | 51.4 | 13 | 18.6 | 2 | 2.9 | 2 | 2.9 | 70 | 382,742 | 400,848 |
| Year-to-date 2008 | 66 | 50.0 | 57 | 43.2 | 8 | 6.1 | 1 | 0.8 | 0 | 0.0 | 132 | 352,431 | 355,077 |
| **St. Albert City** | | | | | | | | | | | | | |
| April 2009 | 0 | 0.0 | 0 | 0.0 | 1 | 33.3 | 0 | 0.0 | 2 | 66.7 | 3 | -- | -- |
| April 2008 | 0 | 0.0 | 3 | 17.6 | 4 | 23.5 | 5 | 29.4 | 5 | 29.4 | 17 | 579,200 | 581,729 |
| Year-to-date 2009 | 0 | 0.0 | 0 | 0.0 | 7 | 25.0 | 3 | 10.7 | 18 | 64.3 | 28 | 700,050 | 764,371 |
| Year-to-date 2008 | 0 | 0.0 | 8 | 11.1 | 22 | 30.6 | 23 | 31.9 | 19 | 26.4 | 72 | 581,250 | 656,910 |
| **Stony Plain Town** | | | | | | | | | | | | | |
| April 2009 | 6 | 85.7 | 1 | 14.3 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 7 | -- | -- |
| April 2008 | 9 | 56.3 | 4 | 25.0 | 3 | 18.8 | 0 | 0.0 | 0 | 0.0 | 16 | 340,871 | 349,931 |
| Year-to-date 2009 | 15 | 60.0 | 8 | 32.0 | 2 | 8.0 | 0 | 0.0 | 0 | 0.0 | 25 | 311,663 | 329,078 |
| Year-to-date 2008 | 36 | 70.6 | 8 | 15.7 | 6 | 11.8 | 1 | 2.0 | 0 | 0.0 | 51 | 316,976 | 327,856 |
| **Strathcona County** | | | | | | | | | | | | | |
| April 2009 | 0 | 0.0 | 5 | 22.7 | 8 | 36.4 | 3 | 13.6 | 6 | 27.3 | 22 | 528,500 | 658,545 |
| April 2008 | 1 | 1.7 | 10 | 17.2 | 26 | 44.8 | 7 | 12.1 | 14 | 24.1 | 58 | 513,000 | 560,177 |
| Year-to-date 2009 | 0 | 0.0 | 14 | 14.7 | 40 | 42.1 | 10 | 10.5 | 31 | 32.6 | 95 | 540,000 | 677,495 |
| Year-to-date 2008 | 5 | 2.0 | 46 | 18.4 | 101 | 40.4 | 36 | 14.4 | 62 | 24.8 | 250 | 518,500 | 593,537 |
| **Sturgeon County** | | | | | | | | | | | | | |
| April 2009 | 4 | 28.6 | 6 | 42.9 | 1 | 7.1 | 0 | 0.0 | 3 | 21.4 | 14 | 390,000 | 505,357 |
| April 2008 | 2 | 12.5 | 5 | 31.3 | 4 | 25.0 | 0 | 0.0 | 5 | 31.3 | 16 | 465,000 | 530,000 |
| Year-to-date 2009 | 8 | 15.4 | 14 | 26.9 | 7 | 13.5 | 8 | 15.4 | 15 | 28.8 | 52 | 490,000 | 593,750 |
| Year-to-date 2008 | 17 | 29.3 | 12 | 20.7 | 7 | 12.1 | 7 | 12.1 | 15 | 25.9 | 58 | 445,000 | 486,897 |
| **Remainder of the CMA** | | | | | | | | | | | | | |
| April 2009 | 1 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | -- | -- |
| April 2008 | 2 | 28.6 | 5 | 71.4 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 7 | -- | -- |
| Year-to-date 2009 | 6 | 75.0 | 1 | 12.5 | 1 | 12.5 | 0 | 0.0 | 0 | 0.0 | 8 | -- | -- |
| Year-to-date 2008 | 15 | 55.6 | 11 | 40.7 | 0 | 0.0 | 0 | 0.0 | 1 | 3.7 | 27 | 321,000 | 334,719 |
| **Edmonton CMA** | | | | | | | | | | | | | |
| April 2009 | 50 | 15.8 | 111 | 35.1 | 66 | 20.9 | 31 | 9.8 | 58 | 18.4 | 316 | 449,900 | 513,481 |
| April 2008 | 87 | 15.9 | 188 | 34.4 | 157 | 28.7 | 58 | 10.6 | 57 | 10.4 | 547 | 449,950 | 473,893 |
| Year-to-date 2009 | 137 | 11.3 | 347 | 28.7 | 305 | 25.2 | 138 | 11.4 | 281 | 23.3 | 1,208 | 490,000 | 570,187 |
| Year-to-date 2008 | 338 | 15.7 | 710 | 33.0 | 631 | 29.3 | 250 | 11.6 | 221 | 10.3 | 2,150 | 452,050 | 482,565 |

Source: CMHC (Market Absorption Survey)

| Table 4.1: Average Price ($) of Absorbed Single-detached Units<br>April 2009 | | | | | | |
|---|---|---|---|---|---|---|
| **Submarket** | April 2009 | April 2008 | % Change | YTD 2009 | YTD 2008 | % Change |
| Edmonton City | 533,985 | 496,310 | 7.6 | 613,871 | 483,478 | 27.0 |
| Beaumont Town | 473,292 | 462,369 | 2.4 | 485,661 | 442,768 | 9.7 |
| Calmar Town | -- | -- | n/a | -- | -- | n/a |
| Devon Town | -- | -- | n/a | -- | -- | n/a |
| Fort Saskatchewan City | -- | 447,571 | n/a | 450,069 | 508,063 | -11.4 |
| Gibbons Town | -- | -- | n/a | 324,000 | 303,333 | 6.8 |
| Leduc City | 486,797 | 424,016 | 14.8 | 479,398 | 434,201 | 10.4 |
| Leduc County | -- | 579,063 | n/a | 688,929 | 542,209 | 27.1 |
| Morinville Town | 415,962 | -- | n/a | 429,616 | 434,858 | -1.2 |
| Parkland County | 459,348 | 428,714 | 7.1 | 550,499 | 426,965 | 28.9 |
| Spruce Grove City | 382,088 | 346,554 | 10.3 | 400,848 | 355,077 | 12.9 |
| St. Albert City | -- | 581,729 | n/a | 764,371 | 656,910 | 16.4 |
| Stony Plain Town | -- | 349,931 | n/a | 329,078 | 327,856 | 0.4 |
| Strathcona County | 658,545 | 560,177 | 17.6 | 677,495 | 593,537 | 14.1 |
| Sturgeon County | 505,357 | 530,000 | -4.6 | 593,750 | 486,897 | 21.9 |
| Remainder of the CMA | -- | -- | n/a | -- | 334,719 | n/a |
| **Edmonton CMA** | 513,481 | 473,893 | 8.4 | 570,187 | 482,565 | 18.2 |

Source: CMHC (Market Absorption Survey)

## Table 5: MLS® Residential Activity for Edmonton
### April 2009

| | | Number of Sales[1] | Yr/Yr[2] (%) | Sales SA[1] | Number of New Listings[1] | New Listings SA[1] | Sales-to-New Listings SA[2] | Average Price[1] ($) | Yr/Yr[2] (%) | Average Price[1] ($) SA |
|---|---|---|---|---|---|---|---|---|---|---|
| 2008 | January | 1,227 | -21.0 | 1,702 | 3,408 | 4,004 | 42.5 | 332,051 | 9.3 | 347,676 |
| | February | 1,287 | -31.8 | 1,404 | 3,576 | 3,995 | 35.1 | 338,347 | 5.3 | 343,971 |
| | March | 1,557 | -34.0 | 1,442 | 4,244 | 4,233 | 34.1 | 343,760 | 5.6 | 343,946 |
| | April | 1,823 | -25.4 | 1,412 | 4,470 | 3,588 | 39.4 | 336,931 | -2.0 | 332,816 |
| | May | 1,821 | -34.8 | 1,374 | 4,272 | 3,461 | 39.7 | 340,499 | -4.8 | 332,489 |
| | June | 1,852 | -14.9 | 1,493 | 3,952 | 3,367 | 44.3 | 341,376 | -2.6 | 331,313 |
| | July | 1,784 | 16.0 | 1,572 | 3,594 | 2,998 | 52.4 | 335,100 | -5.3 | 331,120 |
| | August | 1,541 | 20.4 | 1,573 | 2,991 | 2,881 | 54.6 | 329,207 | -4.8 | 325,058 |
| | September | 1,729 | 65.9 | 1,771 | 3,142 | 2,740 | 64.6 | 324,906 | -5.6 | 326,807 |
| | October | 1,249 | -2.1 | 1,377 | 3,069 | 3,014 | 45.7 | 317,744 | -8.6 | 323,573 |
| | November | 891 | -27.1 | 1,230 | 2,038 | 2,973 | 41.4 | 318,588 | -2.0 | 329,139 |
| | December | 608 | -29.1 | 1,019 | 1,303 | 2,805 | 36.3 | 310,974 | -5.7 | 322,093 |
| 2009 | January | 730 | -40.5 | 1,112 | 2,429 | 3,011 | 36.9 | 317,049 | -4.5 | 329,732 |
| | February | 1,075 | -16.5 | 1,203 | 2,664 | 3,024 | 39.8 | 308,970 | -8.7 | 314,564 |
| | March | 1,380 | -11.4 | 1,226 | 2,881 | 2,686 | 45.6 | 309,032 | -10.1 | 310,803 |
| | April | 1,843 | 1.1 | 1,405 | 2,999 | 2,654 | 52.9 | 312,127 | -7.4 | 315,993 |
| | May | | | | | | | | | |
| | June | | | | | | | | | |
| | July | | | | | | | | | |
| | August | | | | | | | | | |
| | September | | | | | | | | | |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |
| | | | | | | | | | | |
| | Q1 2008 | 4,071 | -29.8 | | 11,228 | | | 338,520 | 6.4 | |
| | Q1 2009 | 3,185 | -21.8 | | 7,974 | | | 310,849 | -8.2 | |
| | | | | | | | | | | |
| | YTD 2008 | 5,894 | -28.5 | | 15,698 | | | 338,028 | 3.7 | |
| | YTD 2009 | 5,028 | -14.7 | | 10,973 | | | 311,317 | -7.9 | |

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA

[2]Source: CMHC, adapted from MLS® data supplied by CREA

## Table 6: Economic Indicators
## April 2009

| | | Interest Rates | | | NHPI, Total, Edmonton CMA 1997=100 | CPI, 2002 =100 | Edmonton Labour Market | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | P & I Per $100,000 | Mortage Rates (%) | | | | Employment SA (,000) | Unemployment Rate (%) SA | Participation Rate (%) SA | Average Weekly Earnings ($) |
| | | | 1 Yr. Term | 5 Yr. Term | | | | | | |
| 2008 | January | 725 | 7.35 | 7.39 | 248.0 | 118.5 | 619 | 3.6 | 73.4 | 849 |
| | February | 718 | 7.25 | 7.29 | 245.7 | 118.7 | 622 | 3.7 | 73.7 | 850 |
| | March | 712 | 7.15 | 7.19 | 242.9 | 119.5 | 621 | 3.8 | 73.7 | 859 |
| | April | 700 | 6.95 | 6.99 | 241.5 | 121.2 | 620 | 3.9 | 73.5 | 861 |
| | May | 679 | 6.15 | 6.65 | 236.9 | 121.9 | 618 | 3.9 | 73.1 | 863 |
| | June | 710 | 6.95 | 7.15 | 234.9 | 123.7 | 617 | 3.7 | 72.8 | 862 |
| | July | 710 | 6.95 | 7.15 | 234.4 | 123.6 | 616 | 3.7 | 72.5 | 867 |
| | August | 691 | 6.65 | 6.85 | 234.3 | 123.6 | 617 | 3.4 | 72.2 | 881 |
| | September | 691 | 6.65 | 6.85 | 234.1 | 122.3 | 617 | 3.5 | 72.2 | 899 |
| | October | 713 | 6.35 | 7.20 | 230.1 | 121.3 | 624 | 3.4 | 72.8 | 910 |
| | November | 713 | 6.35 | 7.20 | 229.5 | 121.4 | 628 | 3.6 | 73.3 | 916 |
| | December | 685 | 5.60 | 6.75 | 228.7 | 121.0 | 629 | 3.6 | 73.4 | 911 |
| 2009 | January | 627 | 5.00 | 5.79 | 222.3 | 120.2 | 627 | 3.8 | 73.0 | 910 |
| | February | 627 | 5.00 | 5.79 | 215.7 | 121.5 | 624 | 4.4 | 73.0 | 902 |
| | March | 613 | 4.50 | 5.55 | 213.1 | 120.9 | 621 | 4.9 | 72.9 | 898 |
| | April | 596 | 3.90 | 5.25 | | 120.5 | 621 | 5.4 | 73.1 | 899 |
| | May | | | | | | | | | |
| | June | | | | | | | | | |
| | July | | | | | | | | | |
| | August | | | | | | | | | |
| | September | | | | | | | | | |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |

"P & I" means Principal and Interest (assumes $ 100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

# METHODOLOGY

**Starts & Completions Survey Methodology**

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

**Market Absorption Survey Methodology**

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

# STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

## DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

## INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

**Freehold:** A residence where the owner owns the dwelling and lot outright.

**Condominium (including Strata-Titled):** An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

**Rental**: Dwelling constructed for rental purposes regardless of who finances the structure.

## GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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